

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Sangamo, Inc.
DOCKET NO.: 06-01850.001-C-1
PARCEL NO.: 14-34.0-340-007

The parties of record before the Property Tax Appeal Board are Sangamo, Inc., the appellant, by attorney Carl O. Hoffee of Barber, Segatto, Hoffee & Hines of Springfield; and the Sangamon County Board of Review.

The subject property consists of a vacant 6,000 square foot parcel located in Springfield, Capital Township, Sangamon County.

The appellant contends the assessment of the subject property is not reflective of the subject's market value. In support of the overvaluation argument the appellant provided information disclosing the subject property was purchased at an auction in August 2006 for a price of \$1,500. The documentation disclosed the subject property was sold by Sangamon County as Trustee. The evidence submitted indicated the seller was the County Delinquent Tax Agent. The appellant also provided information on five additional sales of vacant parcels that occurred from February 2005 to April 2005 for prices ranging from \$4,000 to \$14,000. Based on this evidence the appellant requested the subject's assessment be reduced to \$1,666.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of \$6,748 was disclosed. The subject's assessment reflects a market value of approximately \$20,264 using the 2006 three year median level of assessments for Sangamon County of 33.30%. The board of review also submitted a copy of a listing of the subject property for a price of \$10,000. The document submitted by the board of review indicated the list date was March, 8, 2007.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal. The Board further

(Continued on Next Page)

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Sangamon County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	3,000
IMPR.:	\$	0
TOTAL:	\$	3,000

Subject only to the State multiplier as applicable.

finds the evidence in the record supports a reduction in the subject's assessment.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the evidence in the record supports a reduction in the subject's assessment.

The record disclosed that the subject had a final assessment of \$6,748. The subject's assessment reflects a market value of approximately \$20,264 using the 2006 three year median level of assessments for Sangamon County of 33.30%. The record also disclosed the subject property was purchased as a result of delinquent taxes for a price of \$1,500 in August 2006; the record contained information on five additional sales of vacant parcels that occurred from February 2005 to April 2005 for prices ranging from \$4,000 to \$14,000; and the subject property was listed for sale in March 2007 for a price of \$10,000. Using this data the Property Tax Appeal Board finds the subject's assessment is excessive in relation to its market value and a reduction is accordingly warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: August 14, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the

session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.